



DATE October 3, 2022

APPROVAL OF CONTRACT AND BOND  
AND PERMISSION TO SUBLET ON  
PRINCIPAL PARK PHASE 1 IMPROVEMENTS  
\$7,995,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the contract and bond, in the amount of \$7,995,000.00, executed by BallTeam, L.L.C., Richard Ball, Managing Member, 10550 New York Avenue, Suite 100, Urbandale, IA, 50322 dated October 3, 2022, for the construction of the following improvement:

Principal Park Phase 1 Improvements, 112022010

The improvement includes the renovation of the existing clubhouse facility plus a new 2,100 square foot infill building addition, limited site and electrical utility work, batter's eye field-of-view background screen, flood protection improvements, selective demolition and reconstruction of an existing exterior roof terrace topping slab, selective demolition of existing interior concrete unit masonry partitions, plumbing work below concrete floor slab, mechanical and electrical services and equipment, new concrete unit masonry and metal studs with gypsum wallboard partitions, interior flooring, wall and ceiling finishes, hollow metal doors and frames, glazed aluminum curtainwall system, exterior unit masonry, exterior insulation and finish system, membrane roofing system, roof terrace pavers system, decorative metal rails systems, energy efficient mechanical systems, and electrical and lighting systems; all in accordance with the contract documents, including Plan File No. 646-021/139 located at 1 Line Drive, Des Moines, Iowa.

the same to be performed in accordance with the plans and specifications which have been heretofore approved by this Council, be and the same are hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Departments. The attached "Contractor's Anticipated DBE/TSB Utilization" shows the Contractor's efforts to solicit DBE/TSB Participation in accordance with the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program.

BE IT FURTHER RESOLVED: That the Mayor be and is hereby authorized and directed to execute said contract on behalf of the City of Des Moines, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department, and the City Clerk, be and is hereby authorized and directed to attest to same. No contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That after said contract has been executed by the Mayor, the City Clerk be and is hereby authorized and directed to return the Contractor's bid security in accordance with the Instructions to Bidders.



**Roll Call Number**

**Agenda Item Number**

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DATE October 3, 2022

BE IT FURTHER RESOLVED: That the attached Permission to Sublet form, from said Contractor requesting permission to sublet designated items, be and is hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department; and each subcontractor is hereby granted permission to work on said improvement.

BE IT FURTHER RESOLVED: That the Director of Finance is hereby authorized to encumber this contract amount against the funds as identified below, and to acquire Builder's Risk Insurance, if appropriate, for the above referenced improvement.

(City Council Communication Number 22-448 attached)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED

FUNDS AVAILABLE

s/Kathleen Vanderpool  
Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Nickolas J. Schaul  
Director of Finance

SLN  
pw

Funding Source: 2022-23 CIP, Page 70, Principal Park, PK132, Being: \$3,200,000 American Rescue Plan, \$1,000,000 Private, and \$3,795,000 Tax Increment Funding Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

I, Laura Baumgartner, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

68A

Department of Engineering  
City of Des Moines, Iowa



**CONTRACTOR'S ANTICIPATED DBE/TSB UTILIZATION**

**Principal Park Phase 1 Improvements**

**Activity ID 112022010**

On September 13, 2022, BallTeam, L.L.C., Richard Ball, Managing Member, 10550 New York Avenue, Suite 100, Urbandale, IA 50322 submitted a proposal for construction of the Principal Park Phase 1 Improvements, Activity ID 112022010, which the City Council has determined to be the lowest responsible, responsive bid for said project in the amount of \$7,995,000.00. The proposal included a statement that the Disadvantaged Business Enterprise/Targeted Small Business (DBE/TSB) Program shall apply to this project.

The Engineering Department has prepared this report summarizing the information that BallTeam, L.L.C., has submitted indicating that it anticipates utilizing the following DBE/TSB companies on this project:

<u>DBE/TSB Name</u>	<u>Description of Work</u>	<u>Estimated Amount</u>
None	N/A	\$0.00
	Estimated DBE/TSB Participation	\$0.00
	BallTeam, L.L.C. Amount	\$7,995,000.00
	Percentage of DBE/TSB Participation	0.00%

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**PERMISSION TO SUBLET**

**Project** Principal Park Phase 1 Improvements  
**Contractor** BallTeam, L.L.C.  
**Federal Tax ID** 275061394      **Contract No.** 16033      **Sublet Request No.** 1

<b>ITEM TO BE SUBLET</b>	<b>ORGANIZATION TO PERFORM WORK</b>	<b>DBE Y/N</b>	<b>COST OF SPECIALTY ITEMS</b>	<b>TOTAL COST OF WORK SUBLET</b>
Interior Demolition / Final Cleaning	Blue Sky Demolition Services P.O. Box 65124 West Des Moines, IA 50265 (515) 480-3822 Federal Tax ID 300094447	No		\$252,120.00
Surveying / Layout	Snyder & Associates, Inc. 2727 SW Snyder Blvd. Ankeny, IA 50023 (515) 964-2020 x. 2608 Federal Tax ID 421379015	No		\$8,500.00
Site Fencing / Temp Fencing	Des Moines Steel Fence Co., Inc. 2045 NE 46th Avenue, Suite A Des Moines, IA 50313 (515) 270-6227 x. 203 Federal Tax ID 421349195	No		\$13,440.00
Site Demolition / Site Grading / Utilities	Elder Corporation 5088 E. University Avenue Des Moines, IA 50327 (515) 266-3111 Federal Tax ID 421248691	No		\$177,420.00
Erosion Control	Greentech of Iowa, LLC P.O. Box 350 Grimes, IA 50111 (515) 202-2763 Federal Tax ID 272456549	No		\$12,327.00
Auger Cast Grout Piles	Blackhawk Foundation Co. Inc. PO Box 29 Wolf Road Geneseo, IL 61254 (309) 944-4641 Federal Tax ID 362607643	No		\$250,000.00
Landscaping	Timberpine, Inc. 18863 Jewell Drive Earlham, IA 50072 (515) 834-2712 Federal Tax ID 421429740	No		\$13,000.00
Concrete	Home Boy Construction Inc. 7575 NE 56th Street Bondurant, IA 50035 (515) 669-3138 Federal Tax ID 680514888	No		\$315,740.00

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Concrete Sealer / Resinous Flooring	Skold Commercial Contracting, Inc. 5730 N.E. 17th Street Des Moines, IA 50313 (515) 264-8420 Federal Tax ID 391880529	No	\$46,000.00
Masonry	Masonry, Inc. 2936 Raccoon Street Des Moines, IA 50317 (515) 266-5303 Federal Tax ID 421399051	No	\$333,857.00
Structural Steel Erection	Steel Erectors of Iowa 1592 NE 58th Ave Des Moines, IA 50313 (515) 264-0500 Federal Tax ID 200835609	No	\$313,900.00
Finish Carpentry Material	Architectural Arts 2200 E. Ovid Des Moines, IA 50313 (515) 265-4441 Federal Tax ID 320025247	No	\$207,908.00
Finish Carpentry Install	Wolf Construction Companies 2202 Wolf Way West Des Moines, IA 50265 (515) 225-8866 Federal Tax ID 200233565	No	\$60,970.00
Joint Sealants / Fluid Applied Membrane / Air Barriers / Grouting / Expansion Joint Covers	CK Fairco Inc. 101-1/2 E. Jefferson Street, #2 Winterset, IA 50273-1525 (515) 462-9032 Federal Tax ID 421514120	No	\$47,640.00
Closed Cell Polyurethane Foam Install	Kinzler Construction Services 2335 230th Street Ames, IA 50014 (515) 292-5714 Federal Tax ID 421426985	No	\$1,305.00
Metal Wall Panels	SGH, Inc. 3001 McKinley Avenue Des Moines, IA 50321 (515) 226-1155 Federal Tax ID 814256977	No	\$62,208.00
Glass / Glazing / Mirrors	Two Rivers Glass and Door 121 South 11th Street, Suite 200 West Des Moines, IA 50265 (515) 222-4860 Federal Tax ID 421381201	No	\$70,842.00
Framing / Drywall / Acoustical Ceilings	Preferred Interior Construction Limited PO Box 195 Grimes, IA 50111 (515) 276-9190 Federal Tax ID 421493178	No	\$475,855.00
Floorcoverings	Ralph N. Smith Inc. 714 S.E. 15th Street Des Moines, IA 50317 (515) 288-6741 Federal Tax ID 420678214	No	\$37,315.00

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	Previous Request	This Request	Total To Date	
Cost of Items Sublet		\$6,915,805.00	\$6,915,805.00	(a)
Cost of Specialty Items Sublet		\$22,091.00	\$22,091.00	(b)
Cost of Sublet Items Less Speciality Items		\$6,893,714.00	\$6,893,714.00	(c)
Contract Amount			\$7,995,000.00	(d)
Contract Amount Less Total Specialty Items (d-			\$7,972,909.00	(e)
Percentage of Contract Sublet to Date (c/e)			86.46%	

The prime contractor's request for Permission to Sublet the above items of work is approved with the understanding that the prime contractor shall be held responsible for the subcontractors' full compliance of all terms of the contract.

Attachment: Contractor's Letter  
Requesting Subletting

Form Routing: Project Engr. - City Engr. -  
Engr. Admin. - City Clerk/City Manager -  
Engr. Admin. - Distribution

Form Distribution Original - Project File  
Copy - Project Engineer  
Copy - Prime Contractor

22-
10/03/22  


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Roll Call No.
Date



**CONTACT LIST**  
 Principal Park Phase 1 Improvements (22-063)  
 1 Line Drive  
 Des Moines, Iowa 50309

Responsibility	Company	Contact	Phone	Fax	Mobile	Email Address	Federal Tax ID	Anticipated Contract Amount
Owner	Iowa Cubs	Sam Bernabe						
Owner	Iowa Cubs	Jeff Tilley						
Owner - City of Des Moines	City of Des Moines	Jake Knudtson P.E.	515-208-4045			jkknudtson@dmgov.org		
Architect	Substance Architecture	Kevin Wagner AIA	515-699-1657			kwagner@substancearchitecture.com		
Civil Engineer	Snyder & Associates	Tim West	515-964-2020					
Landscape Architect	Snyder & Associates		515-964-2020					
Structural Engineer	Shuck-Britson		515-243-4477					
MEPT Engineer - Project Manager	IMEG	Eric Henderson	515-334-9906					
MEPT Engineer - Mechanical	IMEG	Blake O'Brien	515-334-9906					
MEPT Engineer - Electrical	IMEG	Kristen Spina	515-334-9906					
MEPT Engineer - Technology	IMEG	Damon Deen	515-334-9906					
General Contractor	Ball Team, LLC	Matthew Kams	515-440-4544	515-457-8265	515-783-4738	mkams@buildwithball.com	27-5061394	
General Contractor	Ball Team, LLC	Sam Sodders	515-440-4545	515-457-8266	515-720-4098	ssodders@buildwithball.com	27-5061394	
General Contractor	Ball Team, LLC	Joe Kurimski	515-440-4545	515-457-8266	515-418-8353	jkurimski@buildwithball.com	27-5061394	
Web Based Project Management System	Oracle	Glenn Vantreeck	515-631-6533			glenn.vantreeck@oracle.com	94-2805249	\$8,800
Final Cleaning	Blue Sky Cleaning & Demolition Services	Vince Fitzpatrick	515-988-9355			vince@blue-skyllc.com	82-3128827	\$4,650
Surveying & Layout	Snyder & Associates	Ted Jansen	515-964-2020		515-669-8316	tjansen@snyder-associates.com	42-1379015	\$8,500
Site Fencing / Temp Fence	Des Moines Steel Fence	Jeff Donels	515-270-6227		515-249-3459	jeff@dsmfence.com	42-1349195	\$13,440
Site Demolition / Site Grading / Utilities	Elder Corporation	Brandon Stevens	515-266-3111	515-265-4565	515-249-5681	brandon.stevens@eldercorp.com	42-1248691	\$177,420
Interior Demolition	Blue Sky Cleaning & Demolition Services	Vince Fitzpatrick	515-988-9355			vince@blue-skyllc.com	82-3128827	\$247,470
Erosion Control	GreenTech of Iowa	Brian Denham	515-497-6543	515-497-6547	515-208-5169	brian@gt-iowa.com	27-2456549	\$12,327
Auger Cast Grout Piles	Blackhawk Foundation Co.	Mike VandeWiele	309-944-4641			mike@blackhawkfoundation.com	36-2607643	\$250,000
Concrete Piers & Shafts	Mid America Drilling Corporation	John Henry	712-482-6911	712-482-3366		johnd@midamericadrilling.com	42-0936868	\$76,440
Micro Piles	Techno Metal Post of Iowa	Corey Depenning	515-724-2337			corev.depenning@technometalpost.com	82-0705191	\$256,100
Landscaping & Lawn Irrigation	Timberpine	Erik Culp	515-207-2115			erik.culp@timberpine.com	42-1429740	\$13,000
Concrete Work	Home Boy	Brad Lewis			515-669-3138	homeboy@netins.net	68-0514888	\$315,740
Concrete Sealer	Skold Commercial Contracting	Jason Pitts	515-264-8420			jason@skoldcompanies.com	39-1880529	\$2,850
Masonry Work	Masonry, Inc.	Monty Banks			515-238-0011	masonryinc@msn.com	42-1399051	\$333,857
Masonry Reinforcing	Nucor Harris Rebar Midwest	Beau Birkenholtz	641-792-7142			beau.birkenholtz@harrisrebar.com	20-2301318	\$5,071
Structural Steel Material	Hoffa Steel	Bryan Hoffa	515-318-8462			bryan@hoffasteel.com	83-1249230	\$330,000
Structural Steel Erection	Steel Erectors of Iowa	Mason McGaffin	515-264-0500	515-264-0511	515-686-0765	masoniw67@gmail.com	20-0835609	\$313,900
Finish Carpentry Material	Architectural Arts	Tim Roach	515-265-4441	515-263-0623	515-564-1850	tim@architecturalarts.com	84-3690037	\$207,908
Finish Carpentry Installation	Wolf Construction	Terry Peterson	515-225-8866	515-327-1830		tpeterson@wolfconstruction.net	82-0838698	\$60,970

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**CONTACT LIST**  
Principal Park Phase 1 Improvements (22-063)  
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Des Moines, Iowa 50309

Responsibility	Company	Contact	Phone	Fax	Mobile	Email Address	Federal Tax ID	Anticipated Contract Amount
Joint Sealants / Fluid Applied Membrane Air Barriers / Grouting / Expansion Joint Covers	CK Fairco	Chris Fairholm	515-462-9032		515-360-9244	chris@ckfairco.com	42-1514120	\$47,640
Closed Cell Polyurethane Foam Insulation	Kinzler	Bryan Bengston	515-292-5714	515-965-0671	515-268-7336	bryan.bengston@insulation.net	42-1426985	\$1,305
PVC Roofing / Roof Sheet Metal/ Pavers & Pedestals	Black Hawk Roof Company	Mike Kerker	319-277-9355	319-277-9360		mike@blawkhawroof.com	42-1405570	\$381,400
Metal Wall Panels	SGH Concepts	Jeff Heinen	515-226-1155	402-493-5934		jheinen@sgbconcepts.com	81-4256977	\$62,208
Doors, Frames, Hardware	Johnson Hardware	Marv Delmott	515-979-9647			mdelmott@jhc.com	47-0845233	\$105,854
Pressure Resistant Doors	PS Industries	Mitch Thorsen	701-795-6840			mthorsen@psindustries.com	45-0345209	\$34,200
Glass & Glazing / Mirrors	Two Rivers Glass & Door	Steve Feeney	515-222-4860		515-710-0042	steve@tworiversglass.com	83-3313020	\$70,482
Framing & Drywall / Acoustical Ceilings	Preferred Interior Construction, Inc.	Brian Pruitt	515-276-9190	515-276-9196	515-953-8233	brian@picrowa.com	42-1493178	\$475,855
EIFS	Pyramid Wall Systems	Jeff Ratashak	515-381-3080		515-321-7734	jeff@pyramidwallsystems.com	30-0519544	\$14,000
Floorcoverings	Ralph N. Smith	Gary Maxwell	515-288-6741	515-288-6743	515-238-4527	gary@ralphnsmithinc.com	42-0678214	\$37,315
Resilient Athletic Flooring	Spec Athletic	Aurora Proctor	815-254-4414	815-254-4761	281-334-4149	aurora@specathletic.com	46-1081912	\$37,264
Resinous Flooring	Skold Commercial Contracting	Jason Pitts	515-264-8420			jason@skoldcompanies.com	39-1880529	\$43,150
Painting / Wallcoverings	Jamagin Painting	Jared Willson	515-276-8532		515-783-7572	jwillson@jamaginpainting.com	87-1732098	\$98,580
Specialties	Laurenzo Specialty Products	Eric Laurenzo	515-331-3074			eric@laurenzoespecialties.com	42-1087121	\$22,091
Residential Appliances (Dishwashers)	Factory Direct Appliance	Steve Archer	515-253-2600		515-554-7607	sarcher@kcfda.com	54-1473338	\$1,911
Field Wall Pads	Sports Graphics	Todd Lovelace			515-835-8227	todd@fieldwallpads.com	42-1382750	\$6,800
Mechanical	Dickerson Mechanical	Blake Umthun	515-674-3636		515-230-5839	blakeu@dickersonmechanical.com	39-1928727	\$1,830,200
Fire Sprinkler	Viking Automatic Sprinkler Company	Christian Davis	515-619-5026		515-512-3316	christian.davis@vikingsprinkler.us	41-0593860	\$90,458
Electrical Work	Van Maanen Electric	Chad Price	641-791-9473		641-831-3754	cprice@vanmaanenelectric.com	20-0582593	\$925,089

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